

RE TRANS
 TO JJ
 PRC JJ
 CF JJ
 TM JJ
 PPC JJ

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

016055

That I, **BRYAN J. MICHAUD** of Winslow in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **GARY A. POTTER** of Benton in the County of Kennebec and State of Maine, and whose mailing address is P.O. Drawer 19, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **GARY A. POTTER**, his heirs and assigns forever.

TRANSFER
 TAX
 PAID

My undivided one-half interest in and to a certain lot or parcel of land with buildings thereon situated on the southerly side of Kimball Street in Waterville, Kennebec County and State of Maine, and bounded and described as follows:

Beginning at a point on the southwesterly line of Kimball Street which marks the northeasterly corner of land now or formerly of one Lashus, the corner being marked by a stone monument; thence running southeasterly along the line of Kimball Street 66 feet to a stone monument; thence running southwesterly at right angles to the last-named course 99 feet to a stone monument; thence northwesterly at right angles to the last-named course 66 feet to a stone monument; and land now or formerly of Lashus; thence northeasterly to the point of beginning.

Being the same premises conveyed to Bryan J. Michaud and Gary A. Potter d/b/a Eagle Group, as tenants in common, by Warranty Deed from the Notre Dame Waterville Federal Credit Union dated July 7, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3381, Page 113.

Subject, however, to a mortgage given by the said Bryan J. Michaud and Gary A. Potter to Notre Dame Waterville Federal Credit Union in the original principal amount of \$60,000, which mortgage is recorded in the Kennebec County Registry of Deeds in Book 3381, Page 115. By acceptance of this deed, Gary A. Potter assumes and personally agrees to pay the entire outstanding balance of said mortgage.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **GARY A. POTTER** his heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said **BRYAN J. MICHAUD** has hereunto set his hand and seal this 26 day of July, 1990.

Signed, Sealed and Delivered
 in the Presence of:

William P. Dubord

Bryan J. Michaud
 BRYAN J. MICHAUD

STATE OF MAINE
 COUNTY OF KENNEBEC

July 26, 1990

Personally appeared the above named **BRYAN J. MICHAUD** and acknowledged the above instrument to be his free act and deed.

Before me,

RECEIVED KENNEBEC SS.

1990 AUG -1 AM 9:00

ALSO: Notary Public
 REGISTER OF DEEDS

William P. Dubord
 Notary Public

Print Name: William P. Dubord
 My Commission Expires: _____

WILLIAM P. DUBORD
 Attorney at Law
 Notary Public
 My Commission Expires 8/26/94

